

NOTES

Construction Prohibited Over Easements

No permanent building or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Water/Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the file date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II of the said ordinance, and becomes effective on the connection date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Utility Easements

Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

Building Permits

No building permits shall be issued for any lot in this Subdivision until appropriate provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks and paving improvements; and approval is obtained from the City of City of Fort Worth.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Urban Forestry Plat Note

Compliance with Tree Ordinance #118815-05-2009 will be required.

Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Private Maintenance Note

The City of Fort Worth Shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

I, Thomas W. Vogt, a Registered Professional Land Surveyor, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey made under my supervision.

Thomas W. Vogt R.P.L.S. No. 1928

5-7-13
DATE



Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The Total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Site Drainage Study

A site drainage study which will show conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Floodplain Restriction

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.

Covenants or Restrictions are Un-altered

This Replat does not vacate the previous "Plat or Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Residential Driveway Access Limitation

Driveway access from an adjacent Urban Local Residential, Limited Local Residential, Cul-de-sac, Loop, or Collector street to a residential lot less than fifty (50) feet in width at the building line shall be by one of the following means:

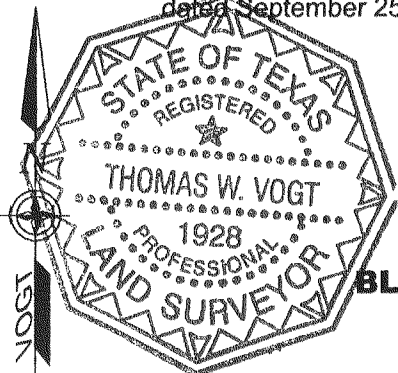
- Rear entry access shall be provided from an abutting side or rear alley or
- A common shared driveway, centered over the common lot lines between the adjacent dwelling units, shall be provided within an appropriate access easement.

Private Pressure Reducing Valves

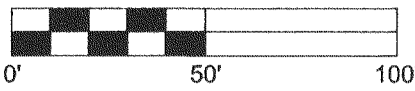
Install Private Pressure Reducing Valves on each water service at the time of building construction. The valve has to be a City approved appurtenances.

SURVEYOR NOTES:

- Bearings from original plat.
- Steel rods found at southwest corner of Lot 27, Blk. 6 and and southwest corner of Lot 27, Blk. 9 used for control. Steel rods found in Blocks 11, 8, 10 & 13 were also considered.
- Street right of way and alley right of way dedicated with original plats.
- Lot corners will be staked with 1/2 inch steel rods capped T. Vogt once the plat is approved.
- This property is not affected by the 100 year floodplain, per FLOOD INSURANCE RATE MAP, Tarrant County, Texas, and Incorporated Areas, (Panel 230 of 495), Map Number 48439C0230K, dated September 25, 2009.

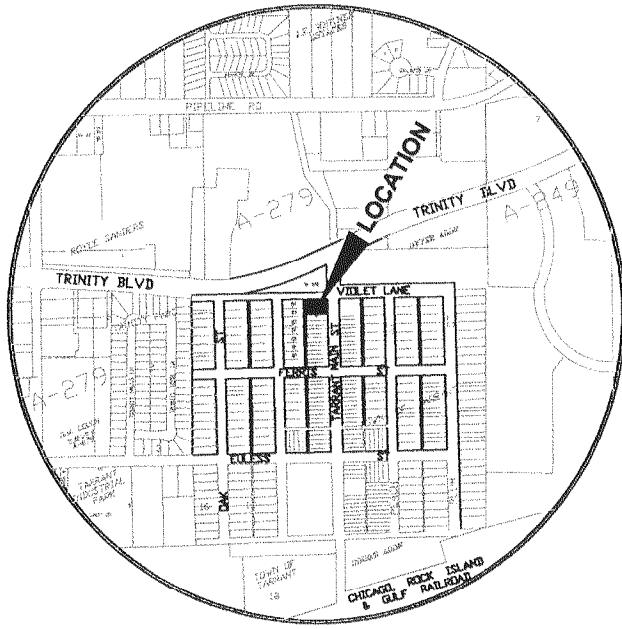


May 07, 2013



SCALE 1" = 50'

OWNERS/DEVELOPER:
BLUE LAGOON PROPERTIES, INC.
Jamal Aloffe
4148 Slick Rock Chase
Euless, TX 75473
(972) 979-3265
Fort Worth, Texas



Location Map
(FROM TAD MAP)
N.T.S.

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS, that we, Blue Lagoon Property, Inc., being the owner of the following real property described in County Clerk's File No. D212216284 Official Public Records, Tarrant County, Texas, and described as follows, to wit:
Lots 1, 2, 3 and the north 17.5 feet of Lot 4, Block 8, Townsite of Candon (Now in the City of Fort Worth), Tarrant County, Texas, according to Plat recorded in Volume 106, Page 114, Plat Records, Tarrant County, Texas; NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that do hereby adopt this Plat for revising the same to be known as Lots 1-R, 2-R, & 3-R, Block 8, TOWNSITE OF CANDON ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas

and do hereby dedicate to the public's use forever the streets, alleys and easements shown hereon.

EXECUTED this 9th day of May, 2013.

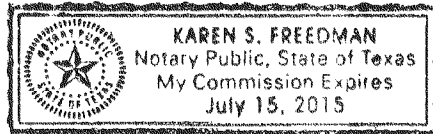
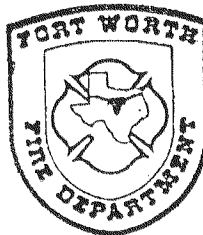
Jamal Aloffe
Jamal Aloffe

BEFORE ME, the undersigned, a Notary Public in and for said State on this date, personally appeared Jamal Aloffe, known to me personally to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of May, 2013.

Karen S. Freedman
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC
STATE OF TEXAS



CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION

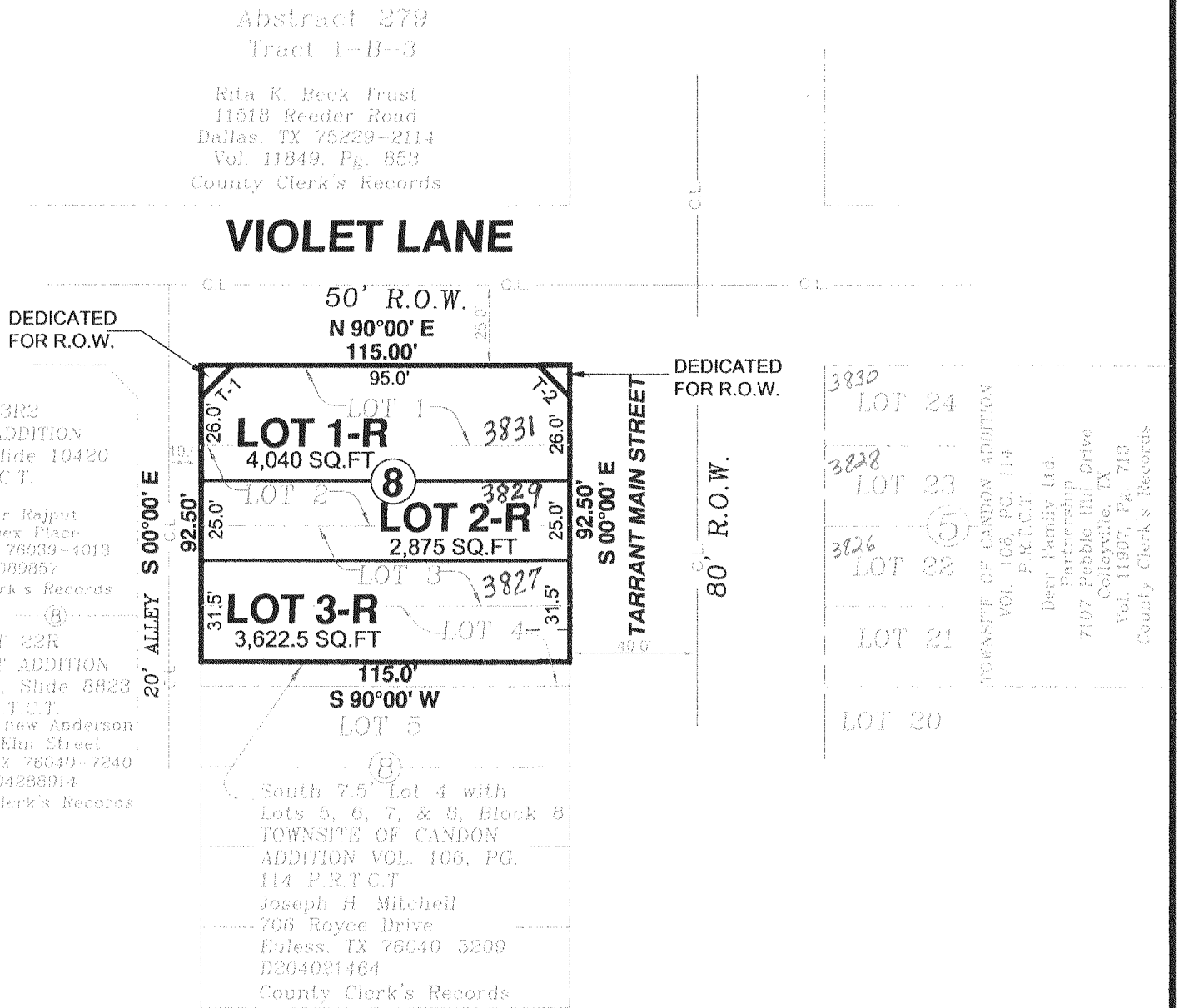
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE 5/17/2013

BY: Charles R. Ruff
CHAIRMAN

BY: Jamal Aloffe
SECRETARY

LINE NO.	BEARING	DISTANCE
T-1	N45°00'E	14.14'
T-2	S45°00'W	14.14'



FINAL PLAT
LOTS 1-R, 2-R, & 3-R
BLOCK 8
TOWNSITE OF CANDON ADDITION
An Addition to
City of FORT WORTH
Tarrant County, Texas

BEING A REPLAT OF
Lots 1, 2, 3, & the north 17.5 feet of Lot 4, Block 8, TOWNSITE OF CANDON, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 106, Page 114, Plat Records, Tarrant County, Texas, Plat Records, Tarrant County, Texas.

OUT OF
G.W. COUCH SURVEY, ABSTRACT NO. 279

PHASE 1, SECTION 1

THREE RESIDENTIAL LOTS
0.244 ACRES

FT WORTH CASE NO. FS-012-141

THIS PLAT FILED IN Document No. D213125260 DATE May 17, 2013 PAGE 1 OF 1